



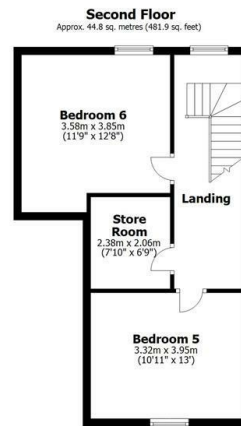
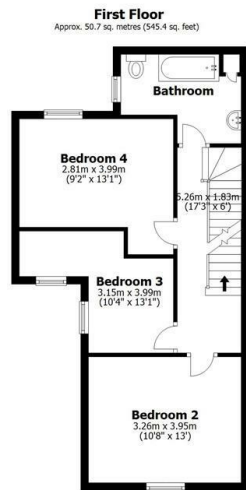
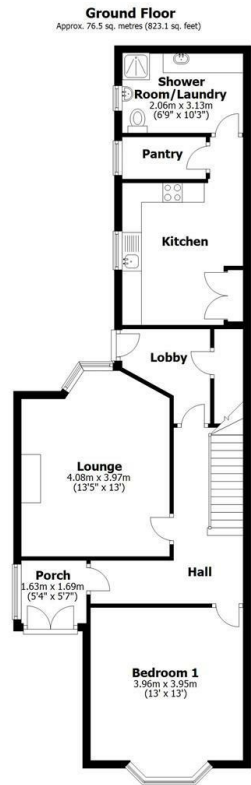
the agent



6 Ashlin Grove, Lincoln, LN1 1LE

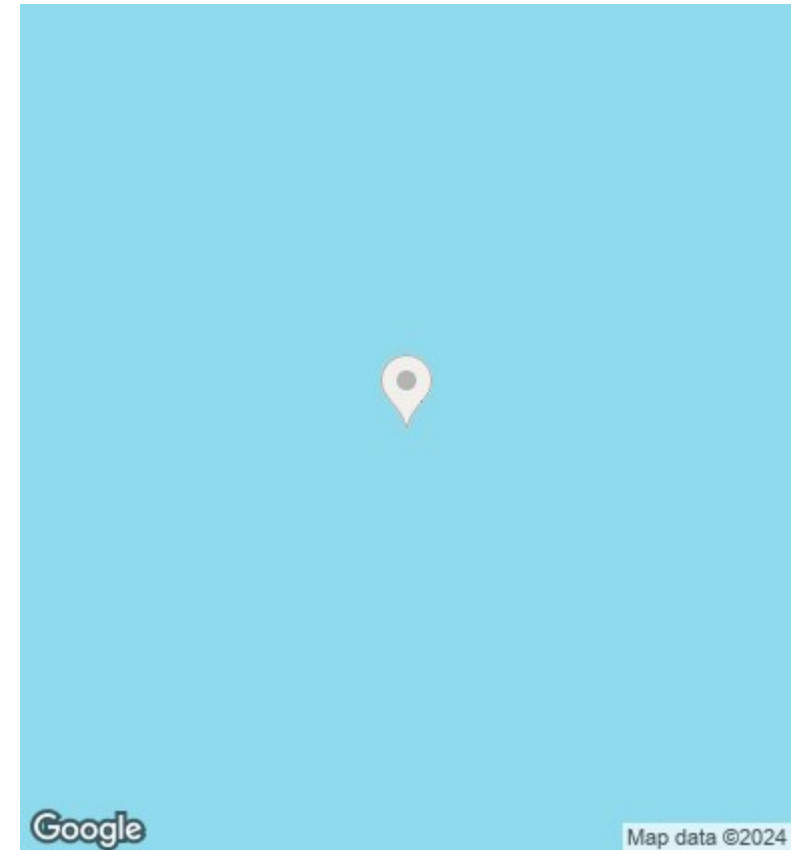
Asking Price £395,000

- Five Bedroom and Two Reception Rooms
- Large Fitted Kitchen
- Large Rear Garden
- EPC Rating E
- Central Lincoln location
- Bathroom and Shower Room with Laundry
- Potential to extend (subject to Planning)
- HMO Property, currently fully Let achieving £660 Per Week
- Large Reception Room
- Council Tax Band C



Total area: approx. 171.9 sq. metres (1850.4 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

Council Tax Band

D

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	